

311 11th Avenue

San Francisco CA 94118



For Sale

Craig Hansson
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\$3.5M
CAP Rate: 8.33%



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BUILDING SUMMARY

Address: 311 11th Avenue

Property Type: Mixed Use

Purchase Price: \$3,500,000

CAP Rate: 8.33%

Building Size: ± 9,950 SF (per tax records)

Lot Size: ± 5,248 SF

Zoning: NCD – Inner Clement District



Location

Prime Richmond District Spot



Property Type

15 SRO Units + Ground Floor Commercial



Renovations

\$1,000,000+ in Capital Improvements



Income

8.33% In-Place Cap Rate



Upside Potential

22% Rent Growth Opportunity



Condition

Turnkey & Fully Renovated



Parcel / Block

1443 / 001



Height Limit

40X



Street Frontage

50 FT

Rent Roll

311 11th Ave.	Monthly	Annual
#1	\$741.55	\$8,898.60
#2	\$761.94	\$9,143.28
#3	\$1,475.00	\$17,700.00
#4	\$1,300.00	\$15,600.00
#5	\$1,300.00	\$15,600.00
#6	\$615.85	\$7,390.20
#7	\$649.02	\$7,788.24
#8	\$1,528.00	\$18,336.00
#9	\$1,650.00	\$19,800.00
#10	\$604.14	\$7,249.68
#11	\$293.66	\$3,523.92
#12	\$405.89	\$4,870.68
#14	\$1,400.00	\$16,800.00
#15	\$325.00	\$3,900.00
#16	\$2,600.00	\$31,200.00
#1001	\$19,236.00	\$230,832.00
Total Income	\$34,886.05	\$418,632.60

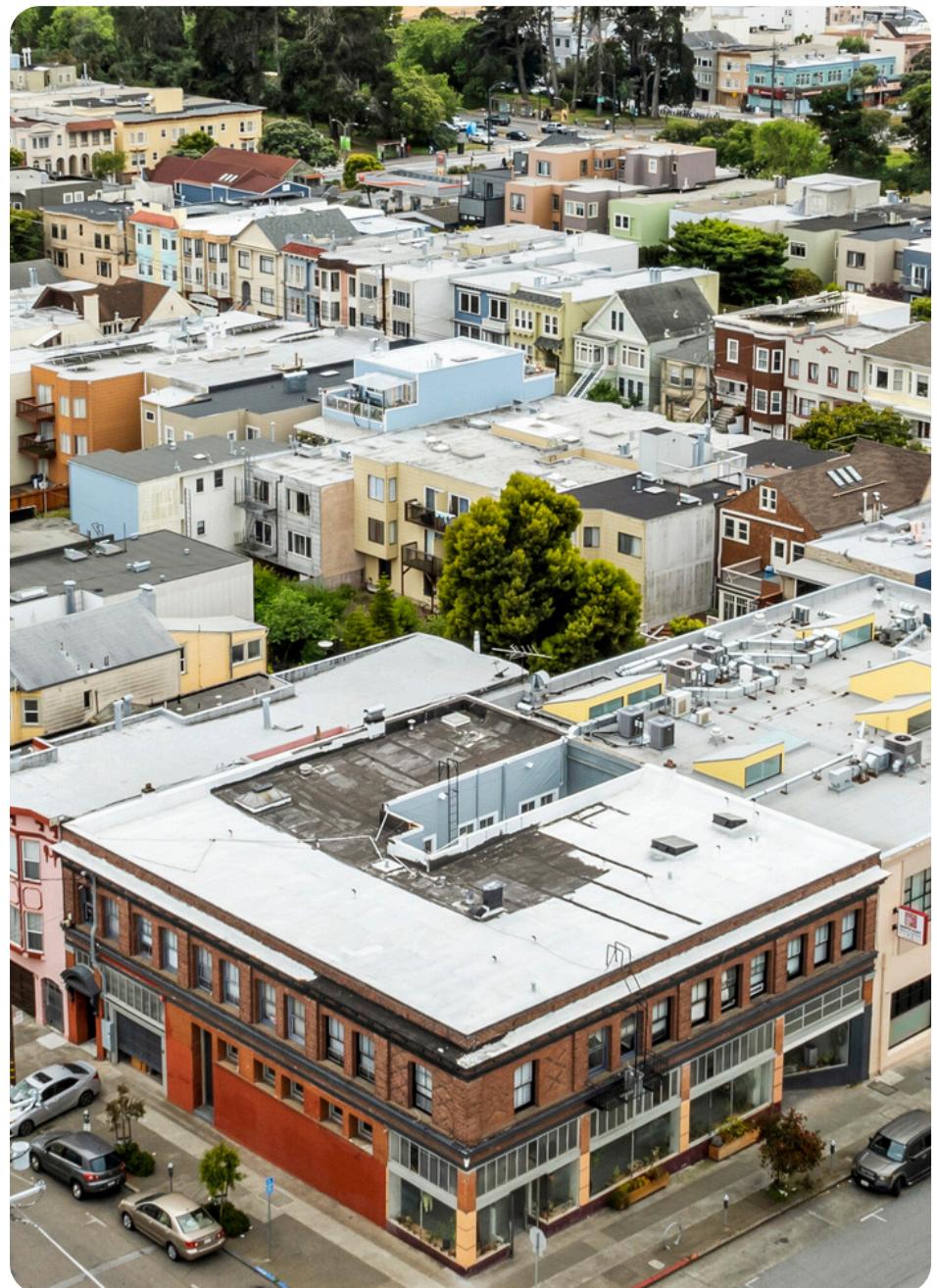
Expenses

311 11th Ave.	Monthly	Annual	
Alarm&HVAC	\$(72.00)	\$(864.00)	
Pest Control	\$(72.00)	\$(864.00)	
Housekeepimg	\$(800.00)	\$(9,600.00)	
PM Fees	\$(300.00)	\$(25,117.96)	*Based on 6% of the Gross
Prop Insurance	\$(568.00)	\$(6,816.00)	
Prop Tax Mont	\$(5,118.72)	\$(41,300.00)	*Based on Sales price
Supplies&Repairs	\$(1,046.58)	\$(12,558.98)	*Based on 3% of the Gross Rents
Utilities-SFWtr-312	\$(560.07)	\$(6,720.84)	
gas	\$(581.95)	\$(6,983.40)	
PGE electric	\$(919.70)	\$(11,036.40)	
Utilities-recology	\$(442.67)	\$(5,312.04)	
Total expence	\$(10,409.69)	\$(127,173.61)	
Net Income		\$291,458.99	
CAP Rate		8.33%	
Purchase Price		\$3,500,000.00	

Image



Images



Team



Mark Meier

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